



CITY OF BEAVERTON  
Community Development Department  
Planning Division  
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# PUBLIC HEARING NOTICE

Hearing Date: September 25, 2013 Hearing Body: Planning Commission

<b>Project Name:</b>	<b>Sunset Station &amp; Barnes Road PUD</b>
<b>Case File No.:</b>	<b>CU2013-0003</b>
<b>Summary of Application:</b>	The applicant, J. Peterkort Co., proposes a conceptual Planned Unit Development (PUD), approximately 80 acres in size. The proposal includes allocation of residential units and commercial/office square footages for the seven identified parcels. No new development or physical improvements are proposed in conjunction with this Planned Unit Development.
<b>Project Location:</b>	Generally North and South of Barnes Road from West of Cedar Hills Boulevard to Highway 217 Washington County Tax Assessors Map 1S103AB Tax Lot 1200, Map 1S103A0 Tax Lots, 1700 and 2200, Map 1S102B0 Tax Lot 500, Map 1S102CB Tax Lot 100, Map 1S102CA Tax Lot 600, and Map 1S103AD Tax Lot 600.
<b>Zoning &amp; NAC:</b>	Urban High Density (R1), Corridor Commercial (CC), and Station Community-Sunset (SC-S) / Central Beaverton NAC
<b>Applicable Criteria:</b>	Development Code Section 40.03 <i>Facilities Review</i> and 40.15.15.3.C.1-6 <i>New Conditional Use</i> . Comprehensive Plan Criteria: 3.8 (Station Community Development), 3.10 (Corridor Development), 3.13 (Residential Neighborhood Development), 3.13.5 (High-Density Residential), 5.4.1 (Adequate Stormwater Management), 5.5.1 (Adequate Water Service), 5.6.1 (Adequate Sewer Service), 5.8.1.e (Adequate Parks & Recreation Facilities), 3.2.1 (Enhance Beaverton's Livability), 6.2.2 (Balanced Transportation System), 6.2.3 (Safe Transportation System), 6.2.4 (Efficient Transportation System), 6.2.5 (Accessible Transportation Facilities), 6.2.6 (Efficient Movement of Goods), 7.3.1 (Significant Natural Resources), 7.3.2 (Riparian Corridors), 7.3.3 (Significant Wetlands), 7.3.4 (Wildlife Habitat), 8.2 (Water Quality), 8.3 (Air Quality), 8.4 (Noise), and 8.6 (Geologic Hazards).
<b>Hearing Place and Time:</b>	City Council Chambers, First Floor, Beaverton City Hall, 4755 SW Griffith Drive beginning at 6:30 p.m.
<b>Staff Contact:</b>	Jana Fox (503) 526-3710 / jfox@beavertonoregon.gov

**Due date for written comments to be addressed in the staff report: September 13, 2013 @ 5:00 p.m.**

Mailed written comments should be sent to the attention of the Planning Division, PO Box 4755, Beaverton, OR 97076. Please reference the Case File Number and Project Name in your written comments. If you decide to submit written comments or exhibits before the public hearing, all submittals prior to or at the hearing that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

**Facilities Review Committee Meeting Date: Wednesday, September 4, 2013**

The Facilities Review Committee is not a decision-making body, but advises the Director on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Director will include the Committee's recommendation in the staff report to the decision-making authority.

A copy of all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for review at the Beaverton Planning Division, 2<sup>nd</sup> floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 7:30 a.m. to 12:00 pm and 1:00 pm to 5:00 p.m., Monday through Friday with the exception of a National Holiday. A copy of the staff report will be available for inspection at no cost at least

seven (7) calendar days before the hearing. A copy of any or all materials will be provided at reasonable cost. A copy of the staff report may also be viewed on-line at:

[www.beavertonoregon.gov/departments/CDD/cdd\\_dev\\_projects.html](http://www.beavertonoregon.gov/departments/CDD/cdd_dev_projects.html)

The Planning Commission shall conduct the hearing in accordance with adopted rules of procedure and shall make a decision on the development application after the hearing closes. Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITH 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2222/VOICE/TDD.